125.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,124,900 / 1,124,900
					USE VALUE:	1,124,900 / 1,124,900
					ASSESSED:	1,124,900 / 1,124,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DISTASIO BRIAN & LAURA M
Owner 2:	
Owner 3:	
Street 1:	14 WILDWOOD AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DISTASIO BRIAN & LAURA M -
Owner 2:	-
Street 1:	14 WILDWOOD AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 3065 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6500.000	571,400		553,500	1,124,900
Total Card	0.149	571,400		553,500	1,124,900
Total Parcel	0.149	571,400		553,500	1,124,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.01 /Parcel: 367.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80174

GIS Ref

GIS Ref

Insp Date 11/17/17

!9662!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	571,400	0	6,500.	553,500	1,124,900		Year end	12/23/2021
2021	104	FV	545,000	0	6,500.	553,500	1,098,500		Year End Roll	12/10/2020
2020	104	FV	545,200	0	6,500.	553,500	1,098,700	1,098,700	Year End Roll	12/18/2019
2019	104	FV	420,600	0	6,500.	584,300	1,004,900	1,004,900	Year End Roll	1/3/2019
2018	104	FV	420,000	0	6,500.	430,500	850,500	850,500	Year End Roll	12/20/2017
2017	104	FV	393,500	0	6,500.	412,100	805,600	805,600	Year End Roll	1/3/2017
2016	104	FV	393,500	0	6,500.	381,300	774,800	774,800	Year End	1/4/2016
2015	104	FV	349,900	0	6,500.	319,800	669,700	669,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:25:18

LAST REV

Date	Time
01/17/18	11:24:42
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9662

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DISTASIO BRIAN	62656-330		9/19/2013	Convenience	99	No	No		
ROSS BRUCE C/ L	62656-327		9/19/2013	Estate/Div	406,667	No	No		D.O.D. BRUCE ROSS 8/27/2012.
ROSS BRUCE C,	59408-579		6/28/2012	Convenience	99	No	No		
	14557-179		3/1/1982		99	No	No		A

USER DEFINED

Prior Id # 1:	80174
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
2/23/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	266	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6500		Sq. Ft.	Site		0	90.	0.95	10									553,498						553,500	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 553,498	Spl Credit	Total: 553,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02960944
Const Adj.:	0.98990101
Adj $ / SQ:	183.458
Other Features:	109575
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	828104
Depreciation:	256712
Depreciated Total:	571392

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

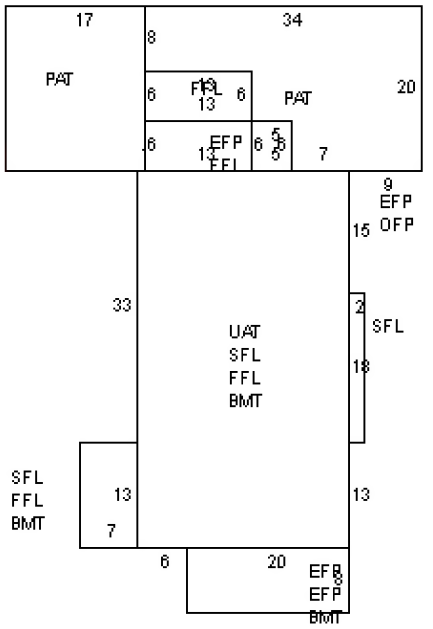
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	201.80
Special Features:	0	Val/Su Net:	98.45
Final Total:	571400	Val/Su SzAd	206.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,447	55.040	79,639
FFL	First Floor	1,443	183.460	264,730
SFL	Second Floor	1,323	183.460	242,715
PAT	Patio	834	2.670	2,229
EFP	Enclos Porch	428	33.250	14,230
UAT	Upper Attic	299	128.420	38,398
OFP	Open Porch	30	43.560	1,307
	Net Sketched Area:	5,804	Total:	643,248
Size Ad	2766	Gross Area	6701	FinArea 3065

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: